

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project  
Name:** Regent Bank

**Case #:** 4-R-03

**Date:** 1/14/03

**Comments:**

No Comments.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Regent Bank

**Case #:** 4-R-03

**Date:** 1/14/03

**Comments:**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Cross sections shall be included on the paving and drainage plans in addition to proper design retaining storm water runoff as required under criteria of the Broward County Land Development Code – Chapter 27.
3. Provide a utility design plan for additional review if new services are required from the public right of way prior to site plan approval.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Regent Bank

**Case #:** 4-R-03

**Date:** 1/14/03

**Comments:**

1. flow test required
2. Show hydrant location

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project  
Name:** Regent Bank

**Case #:** 4-R-03

**Date:** 1/14/03

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Regent Bank

**Case #:** 4-R-03

**Date:** 1/14/03

**Comments:**

1. As per Sect. 47-21.10 “A min. of 40% of the gross lot square footage is to be in landscape.” Provide the appropriate calculations that shows how this site is in conformity with this requirement.
2. Adding more than 25% to the structure ground floor square footage, as well as 25% to the vehicular use area square footage requires that all vehicular use areas must meet current Code requirements. A Landscape Plan must be submitted that addresses all appropriate V.U.A. and site Landscape Code requirements. This would include (but not necessarily be limited to) buffers adjacent to abutting R.O.W.’s and abutting properties, as well as tree mix requirements.
3. Indicate requirements for irrigation.
4. All Tree Preservation Ordinance requirements apply. Indicate the names and sizes of the existing trees and palms.
5. Show the required street trees.
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Planning

**Member:** Angela Csinsi  
954-828-5984

**Project Name:** Regent Bank

**Case #:** 4-R-03

**Date:** 1/14/03

**Request:** Site Plan Level II Review for minor addition and parking space relocation/ROA

**Comments:**

1. No landscape plan was provided with the application. Provide one prior to Final DRC sign off.
2. Discuss provision of street trees along SE 11 Street.
3. Remove asphalt along SE 11 Street and create a swale area.
4. Show all lighting on site plan and landscape plan.
5. Show outline of adjacent uses and buildings on site plan.
6. Label the height of building on all elevations.
7. Show location of any mechanical equipment. All rooftop mechanical equipment must be screened.
8. Additional comments may be forthcoming at DRC meeting.

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**Division:** Police

**Member:** Det. Gary J. Gorman  
954-828-6421

**Project Name:** Regent Bank

**Case #:** 4-R-03

**Date:** 1/14/03

**Comments:**

1. Will impact resistant glass be used?
2. Will a perimeter security system be installed on new windows/doors?
3. Will panic buttons be installed in new offices?
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. New landscaping not to obstruct vision through new windows/doors?
6. Will there be any additional CCTV cameras installed?
7. The development application calls for (3) new parking spaces. I counted (5) on the plan. Which will it be, (3) or (5)?
8. The development application calls for (3) new office spaces. I counted (5) on the plan. Which will it be, (3) or (5)?

Please submit comments in writing prior to DRC sign-off.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Regent Bank

**Case #:** 4-R-03

**Date:** 1/14/03

**Comments:**

1. Pursuant to section 47-20.15.4.e a minimum of a five (5) foot sidewalk shall be provided along the side of the property abutting the street where the backout parking is located.
2. Indicate the locating of all mechanical equipment showing compliance with section 47-19.2.S.
3. Indicate the building height from grade as defined in section 47-2 on the elevation plans.
4. Provide a photometric lighting plan in accordance wit section 47-20.14 prior to final DRC review.
5. Additional comments may be forthcoming at DRC meeting.